

**AVAILABLE:** 278.19 acres total; lots ranging from 1.37 to 35.99 acres.

Zoned Urban Commercial 3 (UC3), Business Park (IB) and Light Industrial (LI).

- HIGHLIGHTS:**
- Strategically located at the intersection of QEII and Highway 19, allowing for convenient access to all major transportation routes including north and southbound QEII, 41<sup>st</sup> Avenue Interchange, Anthony Henday Drive, and Highway 19 / 625 which connects to both Highway 60 and Highway 21.
  - High profile business park aimed towards a cleaner use with flexible zoning, which can accommodate a variety of businesses including industrial, retail and commercial.
  - Close proximity to the Edmonton International Airport and the Nisku / Leduc Business Park.
  - Direct visibility and exposure opportunities along the QEII Highway.
  - Highway 19 will be expanded to six lanes with two all-turn signal-controlled intersections leading directly into Discovery Business Park.
  - Attractive lot sizes starting at 1.37 – 35.99 acres.

- SERVICES:**
- Remington Development Corporation will be constructing heavy duty paved roadways with streetlights throughout the business park.
  - All sites to be stripped and rough graded, and have full services to the property line.
  - Urban Commercial (UC3) zoned lands to be completed with curb and gutter.
  - Light Industrial (LI) zoned lands to be completed with drainage ditches.
  - Access to high speed data available within the business park.

**AVAILABILITY:** Q4 2018 — Q1 2019 (to be confirmed)

BLOCK	LOT	ACRES	PRICE PER ACRE	TOTAL PER LOT	COMMENTS
<b>URBAN COMMERCIAL 3 DISTRICT (UC3) ZONING</b>					
BLOCK 1	Lot 2	35.99	\$950,000	\$34,190,500	High profile exposure at the corner of Queen Elizabeth II & Highway 19.
	Lot 3	23.66	\$950,000	\$22,477,000	
BLOCK 2	Lot 1	6.13	\$750,000	\$4,597,500	All sites include direct exposure along Highway 19 with close proximity to two traffic controlled intersections at 34 Street and 42 Street leading into Discovery Business Park.
	Lot 2	6.62	\$750,000	\$4,965,000	
	Lot 3	6.69	\$750,000	\$5,017,500	
	Lot 4	6.69	\$750,000	\$5,017,500	
	Lot 5	6.22	\$750,000	\$4,665,000	
	Lot 6	6.64	\$750,000	\$4,980,000	
	Lot 7	5.93	\$750,000	\$4,447,500	
<b>BUSINESS PARK (IB) ZONING</b>					
BLOCK 1	Lot 1	3.16	-	-	
	Lot 4	15.94	-	-	
<b>LIGHT INDUSTRIAL DISTRICT (LI) ZONING</b>					
BLOCK 3	Lot 2	1.41	\$700,000	\$987,000	Attractive smaller site sizes starting at 1.37 acres.  <i>* Certain LI-zoned uses may not be permitted at the Developer's discretion.</i>
	Lot 3	1.39	\$700,000	\$973,000	
	Lot 4	1.39	\$700,000	\$973,000	
	Lot 5	1.39	\$700,000	\$973,000	
	Lot 6	1.40	\$700,000	\$980,000	
	Lot 7	1.40	\$700,000	\$980,000	
	Lot 8	1.37	\$700,000	\$959,000	
BLOCK 4	Lot 1	3.55	\$700,000	\$2,485,000	High traffic location at the corner of 34 Street & 21 Avenue, as you enter Discovery Business Park.
BLOCK 5	Lot 2	6.35	\$650,000	\$4,127,500	Flexible lot sizes starting at 1.51 acres that feature exposure to 34 Street, which will be a major roadway connecting to Phase 2 of Discovery Business Park.  <i>* Certain LI-zoned uses may not be permitted at the Developer's discretion.</i>
	Lot 3	1.52	\$675,000	\$1,026,000	
	Lot 4	1.51	\$625,000	\$943,750	
	Lot 5	4.98	\$600,000	\$2,988,000	
	Lot 6	2.77	\$600,000	\$1,662,000	
	Lot 7	3.46	\$600,000	\$2,076,000	
	Lot 8	7.55	\$575,000	\$4,341,250	
	Lot 10	4.23	\$600,000	\$2,538,000	
	Lot 11	4.13	\$600,000	\$2,478,000	

BLOCK	LOT	ACRES	PRICE PER ACRE	TOTAL PER LOT	COMMENTS
<b>LIGHT INDUSTRIAL DISTRICT (LI) ZONING</b>					
<b>BLOCK 6</b>	Lot 1	4.51	\$550,000	\$2,480,500	Flexible lot sizes available, which can accommodate various user requirements, starting at 1.73 acres.
	Lot 2	2.07	\$625,000	\$1,293,750	
	Lot 3	2.10	\$675,000	\$1,417,500	
	Lot 4	3.48	\$600,000	\$2,088,000	A portion of Block 6 can also provide QEII Highway visibility and signage exposure.
	Lot 5	4.67	\$600,000	\$2,802,000	
	Lot 6	3.52	\$600,000	\$2,112,000	* Certain LI-zoned uses may not be permitted at the Developer's discretion.
	Lot 8	8.08	\$550,000	\$4,444,000	
	Lot 9	7.49	\$550,000	\$4,119,500	
	Lot 10	3.07	\$600,000	\$1,842,000	
	Lot 11	1.74	\$625,000	\$1,087,500	
	Lot 12	1.75	\$625,000	\$1,093,750	
	Lot 13	3.27	\$575,000	\$1,880,250	
	Lot 14	3.27	\$575,000	\$1,880,250	
	Lot 15	3.27	\$575,000	\$1,880,250	
	Lot 16	3.27	\$575,000	\$1,880,250	
	Lot 17	1.74	\$625,000	\$1,087,500	
	Lot 18	1.73	\$625,000	\$1,081,250	
	Lot 19	3.06	\$600,000	\$1,836,000	
	Lot 20	7.49	\$550,000	\$4,119,500	
	Lot 21	8.54	\$550,000	\$4,697,000	
	<b>BLOCK 7</b>	Lot 1	3.34	\$600,000	\$2,004,000
<b>Lot 2</b>		<b>1.66</b>	<b>\$625,000</b>	<b>COND. SOLD</b>	
Lot 3		1.67	\$625,000	\$1,043,750	* Certain LI-zoned uses may not be permitted at the Developer's discretion.
Lot 4		4.44	\$575,000	\$2,553,000	
Lot 5		4.44	\$575,000	\$2,553,000	
Lot 6		4.44	\$575,000	\$2,553,000	
Lot 7		1.65	\$625,000	\$1,031,250	
Lot 8		1.64	\$625,000	\$1,025,000	
Lot 9		3.32	\$600,000	\$1,992,000	

\* THE FOLLOWING USES MAY NOT BE PERMITTED FOR LIGHT INDUSTRIAL DISTRICT (LI) ZONED LOTS:  
CASINO/GAMBLING ESTABLISHMENTS, CONVENIENCE RETAIL, DRINKING ESTABLISHMENTS, FINANCIAL SERVICES,  
GAS BAR, HOTEL, LIQUOR SALES, MOTEL, RESTAURANTS, ADULT ENTERTAINMENT, RETAIL STORE LARGE FORMAT.